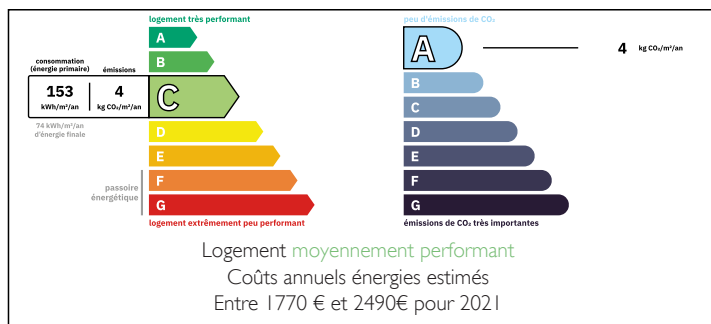


Charming village house with apartment in Sablet – Versatile, ideal for residence or rental

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Sablet
Department:	Vaucluse
Bed:	4
Bath:	3
Floor:	167 m2
Plot Size:	25 m2

IN BRIEF

Village house with apartment in the upper part of Sablet, combining Provençal charm, comfort, and versatility. Just steps from the church, a park, bakery, restaurant, and small supermarket, it offers peaceful yet convenient living.

The property includes a main house over two levels with bright living room, spacious kitchen, bedrooms including a master suite, a terrace at the front door, and a small rooftop terrace with village views.

The independent apartment features kitchen, living room, bedroom, and bathroom. Ideal for guests, rental income, or family use.

The home is turn-key, mostly furnished, and very well maintained. Garage and wine cellar complete the property, located near Vaison-la-Romaine, in a renowned wine region, and close to the Dentelles de Montmirail.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 752 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Charming Village Residence with Apartment in the Upper Part of Sablet

Nestled in the upper part of the enchanting village of Sablet, this delightful property invites you to experience the authentic charm of Provençal village life. Imagine stepping out of your door to stroll past the church, relax in a small park, or pick up fresh bread from the nearby bakery, grab a coffee at the local restaurant, or pop into the small supermarket, all just minutes away.

Sablet itself sits close to Vaison-la-Romaine, in a celebrated wine region, and within easy reach of the stunning Dentelles de Montmirail, offering a lifestyle that combines culture, nature, and gastronomy.

The property is as versatile as it is charming. Comprising a main house and a self-contained apartment, it offers the perfect canvas for full-time living, a holiday retreat, rental opportunities, or a combination of all three. Most of the furniture remains, making this home truly turn-key, and its excellent condition and maintenance ensure you can move in without delay.

The Main House

Step inside the main house, which spans two welcoming levels:

- On the ground floor, a bright and spacious kitchen flows into the living area, creating a heart-of-the-home space perfect for gatherings, while a convenient guest toilet and a terrace at the front door complete the space.
- Upstairs, the master bedroom boasts an ensuite bathroom, accompanied by two additional generously sized bedrooms and a second bathroom, providing ample space for family or guests.
- A small rooftop terrace rewards you with a...